

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, APRIL 4, 2002**

PRESENT: John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large
Suzanne F. Harsel, Braddock District

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The meeting was called to order at 8:23 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Hall MOVED THAT THE DECISION ONLY ON SE-01-M-036, PINECREST SCHOOL, BE FURTHER DEFERRED TO A DATE CERTAIN OF APRIL 17, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION ADOPT REVISED AFFIDAVIT PROCEDURES AS OUTLINED IN HER MEMORANDUM OF MARCH 21, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

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Commissioner Smyth MOVED THAT THE PUBLIC HEARING ON FDPA-84-D-049-7, TYSONS II LAND COMPANY, BE DEFERRED TO A DATE CERTAIN OF APRIL 28, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

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Commissioner Wilson MOVED THAT THE DECISION ONLY ON S99-CW-TR2, OUT-OF-TURN PLAN AMENDMENT, COUNTYWIDE TRAILS, BE FURTHER DEFERRED TO A DATE CERTAIN OF APRIL 25, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

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Commissioner Wilson noted that VC-01-L-199, Lawrence Doll Company, scheduled for an administrative review before the Planning Commission, had been withdrawn. She said it was the intention of the applicant to file a rezoning application.

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Commissioner Murphy announced his intent to defer the public hearing on RZ/FDP-2001-SP-041, Centex Homes, from April 24, 2002 to May 15, 2002.

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Commissioner DuBois noted that 2232-D01-35, Nextel Communications, scheduled for public hearing on April 17, 2002, had been withdrawn.

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In the absence of Commissioner Alcorn, Chairman Murphy announced that the first Outreach meeting to discuss residential development criteria and the cash proffer system would be held on Saturday, April 6, 2002 from 9:00 a.m. to 12:00 p.m., in Conference Rooms 4 and 5 of the Government Center.

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Chairman Murphy reminded Commissioners that the Appreciation Dinner for former Hunter Mill Commissioner John Palatiello would be held Sunday, April 7, 2002 at 6:00 p.m.

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In the absence of Commissioner Harsel, Commissioner DuBois announced that a joint Planning Commission/Housing committee meeting would be held on Wednesday, April 17, 2002 at 7:30 p.m. in the Board Conference Room.

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FSA-M98-10-1 - AT&T WIRELESS SERVICES - 6711 Columbia Pike

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE MODIFICATIONS PROPOSED IN FSA-M98-10-1, AT&T WIRELESS SERVICES, BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

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APR-01-III-11UP (Sully District) (Decision Only)

(The public hearing on this application was held on February 6, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION FORWARD APR-01-III-11UP TO THE BOARD OF SUPERVISORS WITH THE RECOMMENDATION THAT THE MIXED-USE DESIGNATION BE EXTENDED TO PARCELS 34-2((1))3 AND 3B.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Smyth and Wilson not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Koch FURTHER MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT A TASK FORCE BE CREATED TO DETERMINE WHETHER AND UNDER WHAT CRITERIA RESIDENTIAL DEVELOPMENT SHOULD BE ALLOWED WEST OF CENTREVILLE ROAD IN THE AREA EXTENDING SOUTH FROM HORSEPEN RUN TO ROUTE 50 AND IF ALLOWED, HOW SCHOOLS, PARKS AND RECREATIONAL AND TRANSPORTATION IMPACTS ARISING OUT OF SUCH RESIDENTIAL USE SHOULD BE ADDRESSED.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Smyth and Wilson not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Koch MOVED THAT THE RESIDENTIAL COMPONENT OF THE APR REQUEST BE INDEFINITELY DEFERRED PENDING THE OUTCOME OF THE TASK FORCE REVIEW AND THAT THE TASK FORCE RECOMMEND TO THE BOARD OF

SUPERVISORS THE AUTHORIZATION, IF APPROPRIATE, OF AN OUT-OF-TURN PLAN AMENDMENT TO ADDRESS THE TASK FORCE RECOMMENDATIONS.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Smyth and Wilson not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

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SE-01-M-037 - ZAFARALLAH KHAN (Decision Only)

(The public hearing on this application was held on March 14, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-M-037, SUBJECT TO DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED APRIL 4, 2002.

Commissioner Koch seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG COLUMBIA PIKE.

Commissioner Koch seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENTS ON THE NORTHERN BOUNDARY IN FAVOR OF THAT SHOWN ON THE SE PLAT AS CONDITIONED.

Commissioner Koch seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Alcorn and Harsel absent from the meeting.

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CAPITAL IMPROVEMENT PLAN (CIP) MARKUP (Decision Only)

(The public hearing on this application was held on March 20, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE ADVERTISED CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2003-2007, WITH FUTURE FISCAL YEARS TO 2012, AMENDED AS FOLLOWS:

PARKS - ON PAGE 136, ADD A PROPOSED REFERENDUM FOR PARKS AND RECREATION FOR FALL 2004 BY SHOWING: "FALL 2004, FY 2005, PARKS AND RECREATION: FAIRFAX COUNTY PARK AUTHORITY \$75 MILLION; NORTHERN VIRGINIA REGIONAL PARK AUTHORITY \$12 MILLION;

ON PAGE 138, ADD A REFERENCE, AS APPROPRIATE, TO THE NEW REFERENDA TABLE FOR A FALL 2004 REFERENDUM FOR PARKS AND RECREATION.

ON PAGES 32-42, UNDER THE SECTIONS FOR THE FAIRFAX COUNTY PARK AUTHORITY AND NORTHERN VIRGINIA REGIONAL PARK AUTHORITY, ADD REFERENCES, AS APPROPRIATE, FOR A FALL 2004 REFERENDUM FOR PARKS AND RECREATION.

ON PAGE 136, MODIFY THE PROPOSED FALL 2002 REFERENDUM FOR THE FAIRFAX COUNTY PARK AUTHORITY TO READ AS FOLLOWS: "FAIRFAX COUNTY PARK AUTHORITY: LAND ACQUISITION AND DEVELOPMENT \$20 MILLION."

LIBRARIES: ON PAGE 136, ADD POTENTIAL REFERENDUM FOR LIBRARIES FOR FALL 2003 BY SHOWING "FALL 2003, FY 2004, LIBRARY PROJECTS: FAIRFAX COUNTY PUBLIC LIBRARY TO BE DETERMINED."

ON PAGE 138, ADD A REFERENCE, AS APPROPRIATE, TO THE NEW REFERENDA TABLE FOR THE FALL 2003 REFERENDUM FOR LIBRARIES.

ON PAGES 43 AND 44, UNDER THE SECTION FOR THE PUBLIC LIBRARIES, ADD REFERENCES, AS APPROPRIATE, FOR A FALL 2003 REFERENDUM FOR LIBRARIES.

Commissioner de la Fe seconded the motion which carried by a vote of 8-0-1 with Commissioner Koch abstaining; Commissioner Wilson not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION EXPRESS ITS ENDORSEMENT TO THE BOARD OF SUPERVISORS OF THE SCHOOL BOARD'S RECOMMENDATION OF THE PLANNING DATES AS SHOWN IN THE COUNTY'S ADVERTISED CIP FOR RENOVATION OF KEY AND GLASGOW MIDDLE SCHOOLS, SOUTH LAKES AND WOODSON HIGH SCHOOLS, AND FOR NEW CONSTRUCTION OF THE SOUTH COUNTY SECONDARY SCHOOL CONTINGENT UPON THE SCHOOL BOARD RECEIVING AN ANNUAL CASH FLOW FOR CAPITAL PROJECTS OF AT LEAST \$135 MILLION.

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-2 with Commissioners Koch and Moon abstaining; Commissioner Wilson not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

Commissioner DuBois FURTHER MOVED THAT THE PLANNING COMMISSION EXPRESS ITS ENDORSEMENT TO THE BOARD OF SUPERVISORS OF AN EXAMINATION OF ALTERNATIVE FUNDING, FOR EXAMPLE, PRIVATE/PUBLIC FINANCING, FOR PUBLIC FACILITIES PROVIDED SUCH STRATEGIES REMAIN CONSISTENT WITH THE COUNTY'S ADOPTED TEN PRINCIPLES OF SOUND FINANCIAL MANAGEMENT.

Commissioner de la Fe seconded the motion.

Commissioner Smyth suggested an amendment as follows: THAT THE PLANNING COMMISSION CONSIDER A SIMPLE, MORE GENERAL RECOMMENDATION THAT PERHAPS THERE WOULD BE FURTHER DISCUSSION WITH THE PUBLIC SAFETY AGENCIES REGARDING THE PRIORITY OF PROJECTS AND THE FUNDING THAT WOULD BE PROPOSED UNDER THE BOND REFERENDUM.

Commissioners DuBois and de la Fe accepted the friendly amendment which carried by a vote of 8-0-2 with Commissioners Koch and Wilson abstaining; Commissioners Alcorn and Harsel absent from the meeting.

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ORDER OF THE AGENDA

In the absence of Secretary Harsel, Chairman Murphy set the following order for the agenda items:

1. PCA-C-402-8/FDPA C-402-6 - ROLLING WOODS LLC AND BROOKFIELD WASHINGTON, INC.
2. SE-01-H-048 - MELENDEZ, INC.
3. CP-86-C-121-14 - WILLIAM H. LAUER

This order was accepted without objection.

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The next case was in the Springfield District. Therefore, Chairman Murphy relinquished the Chair to Vice Chairman Byers.

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PCA-C-402-8/FDPA C-402-6 - ROLLING WOODS LLC AND

BROOKFIELD WASHINGTON, INC. - Appls. to amend the proffers & final dev. plan for RZ-C-402 to permit housing for the elderly as a secondary use at a density of 12.35 du/ac on prop. located generally in the N.W. quadrant of the intersect. of Hunter Village Dr. & Gerardia Ct. on approx. 7.37 ac. zoned PDH-3. Comp. Plan Rec: 2-3 du/ac. Tax Map 89-4((1))21 & 22D. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Ms. Elizabeth Baker, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, reaffirmed the affidavit dated February 7, 2002. There were no disclosures by Commission members.

Mr. Charles Burnham, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the applications.

Ms. Baker stated that the previously approved medical care facility was not going to be developed. She said the applicant had contracted to purchase the property and desired to construct an elderly housing project of 91 condominium units, 82 of which would be market rate units and 9 affordable dwelling units. She said great care had been taken in designing the four buildings to be compatible with the topography of the land. She noted that the applicant was requesting a modification in the age requirement for elderly housing from 62 years of age to 55 years to accommodate a small proportion of applicants in their late 50s. She explained that the modification was necessary in order to finance this type of for-sale project. She said to compensate for this modification, the applicant would provide nine affordable dwelling units although only six were required. She said a contribution to the Housing Trust Fund in the amount of \$2,200 per unit would be made, equivalent to one percent of the sales price of each of the market rate units. She noted that the applicant had worked closely with surrounding communities and as a result, many changes had been made to their plans. In conclusion, Ms. Baker said that the application was in conformance with the Comprehensive Plan, met all setback requirements, and exceeded the open space requirement. She requested favorable consideration.

Vice Chairman Byers called the first listed speaker and recited rules for testimony before the Commission.

Mr. Douglas Brennan, 7818 Painted Daisy Drive, Springfield, President, Daventry Community Association, said the Association was not opposed to the proposed development, but expressed concern about the impact it would have on traffic and safety. He also said if the definition of seniors was to be changed from age 62 to 55, it should be done as a policy matter by the Board of Supervisors. (A copy of his remarks is in the date file.)

In response to a question from Vice Chairman Byers, Ms. Leslie Johnson, ZED, DPZ, said that staff felt that a modification of the age restriction from 62 to 55 was justified because it would result in three additional affordable dwelling units and a \$180,000 contribution to the Housing

Trust Fund. She explained that although the definition of senior housing was 62 years and above, the Board of Supervisors could approve a modification of Additional Standard 1 to permit a reduction in the minimum age requirement. She pointed out that the Board of Supervisors had directed staff to review the applicable Zoning Ordinance Amendment and policy issues concerning age restrictions, development density and affordability.

Commissioner Smyth noted that the Zoning Ordinance Amendment referred to by Ms. Johnson had been proposed to be placed on the Priority One Work Program for 2002. She added that one of the reasons an amendment was being considered was because Virginia was one of only a few states which set the age for elderly housing at 62 instead of 55 years.

Mr. Burnham and Ms. Johnson responded to questions from Commissioner Wilson about the number of affordable dwelling units and the contribution to the Housing Trust Fund.

Responding to a question from Commissioner Murphy, Mr. Burnham said the applicant had proposed to provide two parking spaces per unit, with the standard being 1.6 spaces.

Mr. Paul Ruud, 6912 Trillium Lane, Springfield, expressed concerns about traffic safety, an increase in the water main usage, the reduction in the age of qualified buyers, and loss of open space. (A copy of his remarks is in the date file.)

Commissioner Murphy pointed out that if the previously approved elderly housing project had not been withdrawn, the property would have already been developed. He also said that the development of Mr. Ruud's subdivision resulted in the loss of beautiful open space and it was unrealistic to expect that the subject property would not be developed.

Commissioner Smyth commented that she believed most of the buyers would be over 55 years old and retired, therefore, they would not add a significant amount of traffic to the roads at peak hours. Commissioner Hall agreed with Commissioner Smyth.

In response to a question from Commissioner Wilson, Mr. Burnham said that the sewer capacity at the property location was adequate.

Mr. James Wylie, 7865 Painted Daisy Drive, Springfield, expressed opposition to the proposed development, based on concerns about traffic safety, parking, density, loss of greenspace, and waiver of the age requirement. He said the Daventry development had not been shown on any of the plans. (A copy of his remarks is in the date file.)

Commissioner Murphy disagreed that the Daventry community had been ignored.

Mr. Charles Cosgrove, 7930 Birchtree Court, Springfield, President, Winterforest Townhouse Homeowners Association, said the Association was opposed to the development in its present form. He said the buildings would tower over the adjacent community, negatively impacting the

privacy of surrounding residents. He also cited concerns about traffic, parking and the trail connection between his development and the proposed development. (A copy of his remarks is in the date file.)

Mr. Cosgrove responded to questions from Vice Chairman Byers, Commissioner de la Fe and Commissioner Hall about his reasons for opposing this application.

In response to a question from Commissioner Murphy, Mr. Cosgrove said the Association did not want a fence separating their community from the proposed development.

Mr. Burnham and Ms. Johnson responded to a question from Commissioner Wilson about the density of the Marriott development compared to the density of the applicant's proposal.

Mr. Robert Goldberg, 7911 Birchtree Court, Springfield, expressed opposition to the proposed development. He said vandalism had become a problem in the area and cited concerns about stormwater management, noise, loss of trees, and the building height. He said the ambience of his neighborhood would suffer.

Ms. Dawn Terminella, 7703 Lexton Place, Unit C, Springfield, President, Board of Directors for Ramblewood at Daventry, expressed support for the development. She pointed out, however, that the Board was concerned about the high speed on Hunter Village Drive and said the proffer providing a \$10,000 contribution for a traffic study was a good start toward solving the problem. (A copy of her remarks is in the date file.)

There were no further questions, therefore, Vice Chairman Byers called upon Ms. Baker for a rebuttal statement.

Ms. Baker stated that the applicant applied senior housing trip generation guidelines in estimating the increase in traffic, noting that senior citizens were less likely to generate peak hour traffic. She added that the County Department of Transportation and the Virginia Department of Transportation had both concluded that the proposed development would have no significant impact on area roadways. She noted that the applicant had proffered a contribution toward a traffic study and/or traffic calming measures along Hunter Village Drive. Addressing the issue raised by Mr. Cosgrove about the asphalt trail connection, she said it could be deleted. She pointed out that the Daventry development had not been ignored and was shown on Sheet 7 of the plans. She said although the applicant's building was slightly taller than the building proposed by Marriott, the difference was minimal. She said the applicant would be willing to proffer that a covenant be placed in the land records to indicate that recreational vehicles would be prohibited from parking on the street .

At Commissioner Byers' request, Ms. Baker identified tree preservation areas and the location of the 100 year floodplain.

In response to a question from Commissioner Hall, Ms. Baker said a secondary use, such as a medical care facility or housing for the elderly, did not count against the residential cap which had been placed on the subject property when the Daventry community had been developed. Ms. Johnson added that the Zoning Administrator had determined that a secondary use did not count toward the overall residential density that was originally approved for the Daventry development.

Responding to a question from Commissioner Wilson, Ms. Baker said that housing for the elderly was defined in the Ordinance as independent, age-restricted housing.

Ms. Baker responded to questions from Commissioner Wilson about the definition of housing for the elderly, the proposed traffic calming measures on Hunter Village Road, the provision of handicapped parking spaces and loading spaces, the asphalt trail along Hunter Village Road and the amount of open space.

Commissioner Smyth commented that the architectural features of the building could make the buildings look taller than they actually were.

The Commission had no further comments or questions. Staff had no closing remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Murphy for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA-C-402-8, CONSISTENT WITH THE PROFFERS NOW DATED MARCH 22, 2002.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF ADDITIONAL STANDARD NUMBER 1 OF SECTION 9-306 OF THE ZONING ORDINANCE TO PERMIT A REDUCTION IN THE MINIMUM AGE REQUIREMENT OF 62 YEARS OF AGE TO 55 YEARS OF AGE, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 22, 2002.

Commissioner Koch seconded the motion which carried by a vote of 9-1 with Commissioner Moon opposed; Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 600-FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A MODIFICATION OF TRANSITIONAL SCREENING ON THE WESTERN, EASTERN AND NORTHERN PROPERTY LINES TO THAT SHOWN ON THE CDPA AND THE FDPA.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE OFF-STREET LOADING SPACE REQUIREMENTS.

Commissioner Koch seconded the motion which carried by a vote of 9-1 with Commissioner Wilson opposed; Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Murphy FURTHER MOVED THE PLANNING COMMISSION APPROVE FDPA-C-402-6, SUBJECT TO THE BOARD'S APPROVAL OF PCA-C-402-8, AND SUBJECT TO THE PROFFERS DATED MARCH 22, 2002.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

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Chairman Murphy resumed the Chair. The Commission recessed at 10:20 p.m. and reconvened in the Board Auditorium at 10:37 p.m.

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SE-01-H-048 - MELENDEZ, INC. - Appl. under Sects. 6-302 & 9-501 of the Zoning Ord. to permit a quick service food store on prop. located at 1645 Washington Plaza on approx. 17,549 sq. ft. of land zoned PRC & HD. Tax Map 17-2((31))1645 pt. HUNTER MILL DISTRICT. PUBLIC HEARING.

Mr. Mark Crain, with Harold A. Logan Associates, agent for the applicant, reaffirmed the affidavit dated February 19, 2002. There were no disclosures by Commission members.

Mr. Charles Burnham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Crain stated that the applicant desired to install a flat-top grill in his quick-service food store to better serve his existing customers and to attract new customers. He said a ventilation system needed to be installed requiring the construction of a 50 square foot brick and frame enclosure to screen the exterior exhaust vent.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. The Commission had no questions or comments and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-H-048, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 2, 2002.

Commissioner DuBois seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ON THE EASTERN PORTION OF THE APPLICATION PROPERTY.

Commissioner DuBois seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

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CP-86-C-121-14 - WILLIAM H. LAUER - Appl. to approve the 14th Conceptual Plan for RZ- 86-C-121 to permit resident. dev. on prop. located in the N.W. quadrant of the intersect. of New Dominion Pkwy. & Fountain Dr. on approx. 2.09 ac. zoned PRC. Tax Map 17-1((17))5 & 17-1 ((1))3L. HUNTER MILL DISTRICT. PUBLIC HEARING.

Mark Looney, Esquire, with Cooley Godward, LLP, reaffirmed the affidavit dated March 4, 2002. There were no disclosures by Commission members.

Ms. Cathy Belgin, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Looney stated that the subject application was a Concept Plan for approval by the Planning Commission. He said Mr. Lauer, the contract purchaser of the property, was proposing to construct a high-rise condominium building of 100 units ranging in size from 1,700 to 5,000

square feet. He noted that the urban core of the Town Center was well within walking distance of the property. He described vehicular access to the building and the parking structure, and said a pedestrian plaza area would be located on the top level of the parking structure. He said a small piece of land would be dedicated to the Fairfax County Library Foundation for the future expansion of the Reston Regional Library. He explained that substantially more parking on-site than required by the Ordinance would be provided and a \$20,000 contribution for a traffic signal at the intersection of Bowman Towne Drive and Fountain Drive would be made.

Chairman Murphy called for speakers from the audience.

Mr. Hossein Safaeian, 12000 Taliesin Place, Reston, expressed concern about additional traffic on area roadways.

There were no further speakers. Therefore, Chairman Murphy called upon Mr. Looney for a rebuttal statement.

Mr. Looney said the application was in conformance with the Reston Master Plan as well as the Zoning Ordinance. He said the surrounding road network could accommodate the additional traffic generated by proposed development.

Ms. Belgin and Mr. Looney responded to a question from Commissioner Smyth about the role of the applicant in the future expansion of the Reston Library.

There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE CP-86-C-121-14, SUBJECT TO THE CONCEPTUAL PLAN NOTES WHICH ARE NOW DATED APRIL 4, 2002.

Commissioner DuBois seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.

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The meeting was adjourned at 11:01 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

CLOSING

April 4, 2002

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: October 15, 2003

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission